

Lexington Mews Association Inc.
Board of Directors Meeting Minutes
July 22, 2015
Unit 1407

I. Call to order: 8:00pm

a. Roll call.

i. In attendance

1. Gary Pasquarello
2. Cory Plock
3. Phillip James
4. Patrick Simmonds
5. Marie Starnes
6. Dick Famiglietti of CM Property Management

b. Proof of notice – Posted June 30, 2015

II. Reading and approval of minutes from June 25, 2015

a. Motion to waive the reading of the minutes from June 25, 2015.

- i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.

b. Motion to approve the minutes from June 25, 2015.

- i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.

III. Open session for Unit Owners, 15 minutes.

Unit # 1607 Heather Hennessey - Traffic sign helps when passing the sign but speeding continues. Cars speeding around corner at bldg. 2500 & 1600. Speed humps like Sterling Woods or Sheppard Hills. Visitors, FedEx, delivery services speed constantly and speed humps will help reduce violations. Pool ID tags not working – key fob for locked gates. Hot water heater leak required lots of calls for follow-up on work order and completion of ceiling leak repair.

Unit 1705 Lisa Simmonds – it almost impossible to follow speeders to get unit #, make, model and tag #. Approach speeders but doesn't help reduce violations. Removable rumble strips to see if that will calm speeding down.

Unit 1706 Alyssa Burdick – Speeding continues to be a problem and landscaper cutting island grass too short. We maintain the island and the landscaper destroys the grass. CM Property will speak with Sunburst.

IV. Reports of Officers, Boards and Standing Committees

a. Financial report – June 2015

- i. Financial Report for the period ending May 31, 2015: Total Assets for the Association were \$550,243.43. Special Settlement account (\$15,000) distributed: Capital Reserves (\$9,000); Capital Reserves Repayment (\$2,530.91); Operating Checking Account (\$3,469.09) to catch up on reserve payments and fund operating cash accounts. Total expenses were under budget \$5,984.64. There were no contributions or repayment made to the Capital Reserve, Capital Repayment and Special Projects Reserve.

Upon a motion duly made, seconded and carried, the board unanimously resolved to ACCEPT the financial report.

V. Reports of Special Committees: NONE

VI. Special Orders:

- a. Motion to approve financial transactions.
 - i. \$ NONE

Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.

VII. Unfinished Business and General Orders

- a. Discussion concerning outstanding CM Property work orders.
 - i. Reviewed open orders: WO #

- b. Discussion concerning speed reduction mechanisms
 - i. Removable rumble strips

- c. Motion to amend declaration – CIOA alignment and lease restrictions
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.

- d. Motion to replace roofs
Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLE the motion.

VIII. New Business

- a. Motion to approve contractor for installation of low deck stairs as amended
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- b. Motion to approve various concrete and brick work
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to APPROVE the motion.
- c. Motion to repair blacktop on pool roadway
 - i. Upon a motion duly made, seconded and carried, the board unanimously resolved to TABLED the motion.

IX. Motions from the floor

None

X. Adjournment

Motion to adjourn

- a. Upon a motion duly made, seconded and carried, the board unanimously resolved to ADJOURN meeting at 10:14pm

Next Meeting Date Change: August 25 @ Unit 1504